

Environmental Impact Statement Public Scoping Meeting

In re: City of Everett EIS Virtual Meeting

February 16, 2023



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EVERETT HOUSING AUTHORITY
PARK DISTRICT REDEVELOPMENT

ENVIRONMENTAL IMPACT STATEMENT
VIRTUAL PUBLIC SCOPING MEETING

(ALL PARTICIPANTS APPEARING VIA VIDEOCONFERENCE)

February 16, 2023

6:30 p.m.

REPORTED BY: Nancy M. Kottenstette, RPR, CCR 3377
LOCATED IN: Seattle, Washington

February 16, 2023

6:30 p.m.

MS. TOOMEY: Good evening, everyone.

Welcome to the public meeting for the Everett Park District Redevelopment Environmental Impact Statement. My name is Colleen Toomey, and I'm a member of the project team supporting the City of Everett on the SEPA and EIS process. We'll get started very shortly.

So before we begin the presentation, I'd like to walk through a few important items on the next slide. We're going to have two segments for tonight's meeting. First, a short presentation and then a public comment period. To reduce background noise and make sure everything runs smoothly, all attendees have been muted during the presentation.

Tonight everyone is participating through the Zoom platform, and here are the key features that you need to know about. You can adjust your volume using the audio setting on the bottom left of your screen. Try -- if your audio is kind of quiet, try turning it up first using that little arrow, upward arrow, shown on the slide.

If you have a clarifying question about the project alternatives being presented, the SEPA

1 schedule, or the comment process, you can submit it
2 through the question and answer window here at the
3 bottom of your screen. When you submit a question, we
4 ask that you use short, complete sentences. That will
5 help us when reading your question at the end of our
6 presentation.

7 Going to the next slide, you'll see that we do
8 have a call-in number for those who wish to listen
9 along if they're not able to join via Zoom tonight.
10 The number for that is (253)215-8782 and use the
11 webinar ID 844 6765 8293.

12 We are not able to take questions or comments
13 from call-in participants, but we encourage you to
14 submit your comments through our online portal at the
15 project website by e-mail or mail.

16 And, finally, by participating in the event,
17 you're consenting to be recorded in accordance with
18 city law and public records practices. Any comments
19 that are made will become public information, and all
20 public disclosure rules and regulations apply.

21 So the next slide, I want to just go over the
22 purpose for tonight. We are here for the
23 environmental impact statement scoping meeting. The
24 City of Everett is hosting this public meeting to
25 speak specifically to the scoping process for this

1 redevelopment project.

2 Our goals are both to share information
3 tonight about the process, upcoming milestones, as
4 well as provide an opportunity for people to provide
5 formal comment on the scoping process, the
6 environmental impact statement, and elements of the
7 environment.

8 Moving to the next slide, I just want to go
9 over briefly other ways that you can comment tonight
10 in the meeting as an opportunity. Some people have
11 preregistered to give comments, and we will start with
12 folks who have preregistered. And then we will open
13 the floor to others. You can also send your comments
14 in by mail to the City, submit online through the form
15 that's been set up, or submit by e-mail. And just a
16 reminder, that's here on screen that all public
17 comments are due on February 22 by 5:00 p.m.

18 Okay. We will keep moving. So I just want to
19 go over tonight's agenda briefly. Again, I am part of
20 the consulting team supporting the City of Everett on
21 the environmental impact statement itself. We will
22 have a short introduction from the City of Everett, a
23 presentation from our consulting team on the scoping
24 process and environmental impact statement, a short
25 project overview from the design team, and then we're

1 going to open it up to questions and answers before we
2 go to public comment.

3 So with that, I'd like to turn it over to
4 Jennifer Gregerson from the City of Everett.

5 MS. GREGERSON: All right. Well, I
6 just wanted to thank those of you that are in
7 attendance tonight and those that might view this
8 later and for being involved in the process. If
9 you've got lots of questions still about the project,
10 in a way that's a good sign. We're really early on in
11 the development, and the purpose of tonight and the
12 work that's moving forward is to get thoughts, get
13 your feedback on the important things that the project
14 consultants should be addressing and considering. And
15 so that's sort of all part of the -- part of this
16 process.

17 So I am here as -- my title is special
18 projects manager, and I am kind of the liaison for the
19 City, for the Everett Housing Authority, and I'm the
20 one that you send your e-mails and comments to with
21 the City, so thanks for taking some of your evening to
22 learn more about this project.

23 MS. TOOMEY: So, again, just to
24 outline, the applicant for this project is the Everett
25 Housing Authority, applicant and property owner. The

1 City of Everett serves as the SEPA lead agency, and
2 then EA, which will be presenting tonight on SEPA and
3 scoping, is the consulting firm writing the
4 environmental impact statement under the direction of
5 the City. And we are supporting as the community
6 engagement facilitators.

7 So with that, we'd like to turn it over to
8 Michelle to talk about the SEPA and scoping process
9 for this project.

10 MS. SARLITTO: Okay. If we can move to
11 the next slide, please.

12 So, again, my name is Michelle Sarlitto. I
13 work with EA Engineering, and I'm here with my
14 colleague Gretchen Brunner who is the project manager
15 for this project.

16 Next slide, please.

17 So what is SEPA? The State Environmental
18 Policy Act, SEPA, requires that the environmental
19 impacts of a proposed action, a development project or
20 a plan of some sort, be considered as part of the
21 decision making process. For development projects or
22 plans that are likely to result in significant
23 environmental impacts, an environmental impact
24 statement or EIS is prepared.

25 Next slide, please.

1 What is an EIS? So an EIS is a document that
2 objectively evaluates the environmental impacts of the
3 proposed action and any alternatives that are
4 included. It is a planning tool used by the City and
5 other agencies and the public in the decision making
6 process. An EIS does not authorize, nor does it
7 recommend for or against a specific action. It is
8 mainly a disclosure document.

9 Moving to the next slide, this slide is --
10 contains a general schedule for the EIS process. As
11 you can see, there are several milestones that are
12 included in the process, and in total, it is
13 anticipated to last through the first or second
14 quarter of 2024. The red arrow represents where we
15 are currently in the process, which is the scoping
16 process.

17 Okay. Next slide, please.

18 So EIS scoping is the first step in the EIS
19 process. The City has issued a determination of
20 significance for the project, which means that they
21 believe there could be the potential for the proposed
22 project to have significant impacts associated with
23 redevelopment. The DS notice also contained a request
24 for comments on the scope of the analysis to be
25 included in the EIS. And the purpose of scoping is to

1 narrow the focus of the EIS to the issues that are
2 significant.

3 Any comments that you all may have tonight are
4 encouraged to focus on the following: Alternatives
5 that are studied in the EIS, mitigation measures that
6 you think should be included, possible or probable
7 significant adverse impacts, permits or other
8 approvals that may be required.

9 Next slide, please.

10 The next step in the EIS process is the
11 preparation of the draft EIS, and the draft EIS is the
12 City's initial analysis of probable significant
13 environmental impacts of the alternatives. It is
14 distributed to agencies, organizations, tribes, and
15 the public for review and comment. There's a public
16 comment period that usually lasts approximately 30 to
17 45 days, and a public meeting will also be held
18 following issuance of the draft EIS to gather comments
19 on a draft EIS.

20 Next slide, please.

21 The following alternatives have been
22 preliminarily identified for analysis in the park
23 district EIS. So there will be a proposed action.
24 There will also be a -- some kind of a design
25 alternative, and there will be the no action

1 alternative. The no action alternative will consist
2 of the development that could occur under the existing
3 zoning for the property.

4 Moving to the next slide, so as well, the
5 following elements of the environment have been
6 preliminarily identified for analysis in the EIS. So
7 as you can see, it's a pretty full scope EIS. So we
8 are looking for your comments on whether, you know,
9 different nuances associated with these elements as
10 well as any additional elements that you think should
11 be included.

12 Next slide, please.

13 So the final EIS is the third and final part
14 of the EIS process. The final EIS provides changes or
15 clarifications to the project since the draft EIS was
16 issued. It contains revisions or clarifications to
17 the analysis of impacts in the draft EIS and also
18 responses to any written comments and public testimony
19 on the draft EIS from agencies, organizations, and
20 individuals. The final EIS is then distributed to the
21 same recipients of the draft EIS and notice of
22 availability is sent to organizations and individuals
23 that commented on the draft EIS.

24 Moving to the next slide, and, again, here are
25 ways to comment. And we'll probably leave this slide

1 up at some point later in the presentation as well.

2 And, again, all public comments are due on
3 February 22, whether you mail them, e-mail them,
4 et cetera.

5 Okay. Next slide, please.

6 Again, here's the anticipated schedule for the
7 EIS process. There will also be additional
8 opportunities for public comment throughout this
9 process, not just during scoping. Back to Colleen.

10 MS. TOOMEY: Thank you, Michelle. So
11 with that, we'll turn it over to Lesley Bain from
12 Framework who is supporting the design work for this
13 project. And then we will open it up to Q&A --
14 through the Q&A window after Lesley.

15 MS. BAIN: Thank you. My name is
16 Lesley Bain. I'm an architect and urban designer, and
17 we're helping EHA, Everett Housing Authority, to
18 coordinate the design team and the design work for the
19 project. I want to make sure that everybody knows
20 that the design is not complete at this point, that we
21 are working on how to best meet the program and look
22 forward to the environmental process in that regard.

23 Next, please.

24 So I think most people on this webinar are
25 familiar with the site, but we will start with the

1 context to make sure that we're weaving into the
2 neighborhood, that we understand what's around it.
3 And the Delta neighborhood is there north of downtown.
4 It's on the east side of the crest of the hill looking
5 out over the river and out over the Cascades with
6 beautiful views. There are some really great things
7 nearby with Hawthorne Elementary across the street,
8 the Boys and Girls Club.

9 There are some educational and job resources
10 that are within an easy walk, so there's the campus of
11 Washington State University, Everett Community
12 College, Providence Hospital. It's also a short walk
13 from East Marine View Drive and Broadway where there
14 is transit available, and, hopefully, that will even
15 get better in the future.

16 One of the things that we've heard that in the
17 neighborhood it's very much residential and that there
18 is not a lot of commercial other than the Broadway
19 corridor. And people have told us that they would
20 really like some retail and civic amenities, a place
21 to get a cup of coffee or ice cream with your kids.
22 So we're looking at those kinds of things and how we
23 can fit this site into the neighborhood.

24 Next slide, please.

25 So here's the site. So this is looking from

1 the north towards the south. Obviously, you can see
2 the water over there. You can also see the Hawthorne
3 Elementary, and if somebody can help me with the
4 pointer, I can't point. Yeah, there's the elementary
5 school -- so that is 12th where the pointer is. Now
6 you're over the community gardens. There you go.
7 There's Hawthorne Elementary, and then if you go just
8 to the left across the street, you can see the fields
9 of the Boys and Girls Club and the wetland further to
10 the south which is adjacent to the site.

11 Those are all things that we hope to connect
12 to and take advantage of in terms of weaving into the
13 neighborhood, its open spaces, and assets. There are
14 a number of multifamily areas around the site. On the
15 south end under construction now is Madrona Square,
16 thank you, and Bakerview Tower just uphill from there.
17 Those are owned by the Everett Housing Authority as is
18 the multifamily to the north of the site and to the
19 northwest.

20 So right now there's housing that's on there
21 that was built, you know, during the war effort. A
22 lot of that was built around the region at the time.
23 Most of it has been redeveloped at this point. Those
24 buildings are not in good shape. They've been
25 unoccupied for a few years. They're scheduled to be

1 demolished and look forward to some interim temporary
2 uses before construction starts.

3 Okay. Next slide, please.

4 So this is an image from the master plan which
5 was done with three community meetings about a year
6 and a half ago finished up. And this is our starting
7 point for the current design effort. So I just want
8 to reiterate that this is a direction, but the design
9 is very much in process, and this environmental review
10 will help us to shape that design, so make sure you
11 take this with a grain of salt as an image.

12 But we are basing our design on a program that
13 really meets the programmatic and mission goals of
14 Everett Housing Authority. So as their name implies,
15 housing is their mission. And just to give you a
16 little bit of background on that, Snohomish County has
17 projected a need of over 37,000 housing units by 2044,
18 and that 37,000, in context, there are only just over
19 47,000 housing units in Everett now. It's a huge
20 number that's projected.

21 So one of our goals is to best use this
22 property to help with that need for housing. So the
23 program includes 1,500 residential uses. So housing
24 is one of the three pillars of EHA's goals. The
25 second is decarbonation and sustainability. We want

1 this project to help the city meet the Everett climate
2 change goals. So in the EIS process, we're looking to
3 minimize adverse impacts, and we want to do that. We
4 also want to look at the positive ways that we can
5 affect the environment.

6 And the third is equity. The Delta
7 neighborhood has historically been underserved, and we
8 want to help grow the Delta neighborhood as community
9 of opportunity, that not only for the residents of
10 this site but for the neighborhood to offer them
11 civic, retail, and commercial uses that they've been
12 telling us that they want.

13 So open space here is 200,000 square feet,
14 which is about five acres-ish, for those of you who
15 think in acres. It's a lot. We're hoping to have a
16 signature park. We're looking at connecting to the
17 neighborhood and through the neighborhood. So we'll
18 talk about that a little bit more, but this is the
19 program that we are looking to meet.

20 Next slide, please.

21 So one thing I just wanted to note is there
22 have been some images on the slides that have been
23 coming by you. And those are just the kinds of
24 imagery that we want for this project. So this one is
25 showing the kind of retail street that has

1 neighborhood retail, small restaurants, maybe a
2 barbershop. There are various things people have said
3 that they would like in their neighborhood that makes
4 it that walkable, 15-minute you can get easily to the
5 things you need in your daily life. So I just want to
6 point that out.

7 We have approvals to go through. The plan to
8 development ordinance is a way of looking at this site
9 holistically and doing things that are not allowed
10 under current zoning. Right now current zoning does
11 not allow us to put commercial uses on the site. We
12 would like to do that. The zoning is four-story. In
13 order to meet the 1,500 housing units, we're looking
14 at some additional height and density.

15 So those are the things that are going to be
16 looked at by the public, by planning commission, city
17 council, and city staff as we develop the design, go
18 through this environmental process and the planned
19 development ordinance with the City.

20 Q Okay. Next.

21 So in conjunction with asking for additional
22 height and density, we are looking to add community
23 benefits, civic and retail uses -- the upper slide
24 there is a photograph of KEXP in Seattle. It's a
25 community-based radio station. We're really excited

1 to work with KSER and have something like this for
2 your community that has events and concerts,
3 discussions, and when those aren't going on, it's a
4 place you can hang out with WiFi, a community space.
5 There might be coffee there, so looking at the kinds
6 of civic uses that people could use and bring the
7 neighborhood together.

8 We're looking at parks. We're looking at
9 trails, safe routes to school. We want to get people
10 to the Boys and Girls Club and the school of all ages
11 in a safe way. Plazas are great, outdoors, where we
12 can have a variety of activities. One could be in
13 conjunction with the thing like the KSER so they could
14 have outdoor events as well as indoor, places where
15 you can have events like the art walks or the art
16 events that you've had.

17 We're talking to the City of Everett, the
18 library. We'll be speaking with their board next
19 month. We're hoping to get a library resource center
20 included. We're also in discussions with various
21 people that provide preschool and day care. We would
22 love to bring those resources into the neighborhood,
23 and sustainability is something that we really do take
24 seriously.

25 One of the things that we're hoping to do is

1 to use cross-laminated timber which is a renewable
2 resource of wood in here. It's also warm and really a
3 friendly material. It's the kind of thing that could
4 actually help get that economic business going in
5 Everett because, you know, it is very much a wood kind
6 of city, so strengthen the economy as well.

7 Those are the kinds of things that we're
8 looking for. We're still continuing to hear from
9 folks in the community. There will be other public
10 meetings where we can get more input, and we look
11 forward to that. Thank you.

12 MS. TOOMEY: Thank you, Lesley.

13 Okay. Well, we would now like to be able to
14 answer some questions that you may have about what's
15 been presented tonight, if you have clarifying
16 questions around the environmental impact statement,
17 what's included, or how to comment, please use the Q&A
18 window at the bottom of your screen.

19 And I'm going to read questions as they come
20 in, and then our project team and consultants who are
21 here tonight will respond. So I'll go ahead and have
22 the team turn their cameras back on for the Q&A
23 portion. We also want to welcome Gretchen Brunner who
24 was introduced earlier from EA who is here and works
25 with Michelle as well as Olivier Landa from the

1 Everett Housing Authority.

2 So if you have any questions, go ahead and
3 shoot them in the Q&A box, and we'll give people a
4 moment to type those in.

5 Okay. We're not seeing any questions come in
6 yet, so we're going to start moving. I think we'll
7 accept public comments next. But if you do have a
8 question, because we have a small group here tonight
9 in attendance, we may be able to come back to your
10 question. So since we have a small group, we're
11 actually going to just bypass the break that was
12 allocated initially for this time since we're ahead of
13 schedule just to go ahead and give people opportunity
14 to comment tonight.

15 So the way that this is going to work, we
16 asked people to preregister if they wish to give
17 comments. I do have those names noted from the
18 registration. So we'll call your name. We'll
19 allow -- I'm going to click the button to allow you to
20 talk, and then you'll see the -- you can unmute
21 yourself, and then we're going to start the clock
22 to -- so you know exactly how much time that you have
23 on the screen. And then once you're done speaking,
24 we'll go on to the next person.

25 So before we jump in, we do have a question.

1 Thank you so much for submitting a question. The
2 comment that they don't wish to see high density of
3 the residential properties. Can the height limit stay
4 to four stories?

5 And who from the team would like to take that
6 question?

7 MS. BAIN: I can take it if no one else
8 will. So that will be one of the alternatives in the
9 EIS. That would be a plan that shows what we can do
10 by right with the zoning. What I would say, though,
11 is that will not bring a whole a lot of -- it won't
12 meet a lot of the housing need that is out there. So
13 there are always trade-offs, but it's going to be very
14 hard for the City to meet even close to those housing
15 needs with lower density.

16 MS. TOOMEY: Thanks, Lesley.

17 Okay. Any other questions? Okay. Well,
18 we're going to move on to public comment. So we'll
19 have -- give us a moment to advance the slide so we
20 can get us to that section.

21 So just a reminder, that we just ask everyone
22 to be respectful of the process tonight, to be
23 respectful of different viewpoints, experiences, and
24 try to be able to frame your comments proactively in a
25 way that is relevant to the EIS, so kind of specific

1 areas that you would like to be studied from the
2 environmental elements and considerations that we
3 presented. That will really help the team get
4 specific information as they move forward in putting
5 together the draft environmental impact statement.

6 And if you're submitting comments through the
7 question and answer, we would like to kind of use the
8 Q&A informally for questions. So if you have a formal
9 comment, please stick around to submit it verbally
10 because we do have a court reporter here to
11 document for the record or you're welcome to send
12 comments through the other ways that we mentioned.

13 So with that, we're going to move to our
14 clock, and the first person that we're going to start
15 with tonight -- as I mentioned, we're going to just
16 have you -- allow you to talk, and then your time will
17 begin when you start speaking. We ask that you state
18 your full name, and just as a reminder, since we are
19 documenting for public record, just to speak slowly
20 and succinctly within the three minutes that you have.

21 Okay. So the first person that we have
22 registered is Stephen Hager. So, Stephen, I'm going
23 to unmute you, and your time begins when you start
24 speaking.

25 MR. HAGER: Can you hear me?

1 MS. TOOMEY: Yes.

2 MR. HAGER: Okay. Thank you. Good
3 evening. My name is Steve Hager, and I reside at
4 1231 Donovan Lane. I'm also the principal of 12th
5 Street Partnership, LLC, that developed the adjacent
6 land. And I am -- adjacent land to the west, and I am
7 vice president of the Donovan Lane Homeowners
8 Association.

9 First off, we are pleased and excited to see
10 the repurposing of this land for mixed rate housing
11 and retail. This property has stood blighted for too
12 many years.

13 A bit of history, in 2005 I was approached by
14 Mayor Stephanson at Providence Hospital to possibly
15 help in relocating homes in the location of the
16 hospital expansion. The neighbors adjacent to the
17 hospital were concerned about the preservation of the
18 22 homes. Several people had been approached but
19 failed in their attempts.

20 The City wishing both for the hospital
21 expansion and preservation gave the hospital 18 months
22 to do their best efforts before moving on with
23 construction. After meeting with the hospital, I
24 began the search for land. Once I secured the
25 property, I entered into agreement to relocate 11 of

1 the best homes. Eleven others were not in a sound
2 enough shape to relocate.

3 The City expedited a PRD and the permits to
4 develop the land within six weeks. This was how
5 important the relocation project was to the City. The
6 houses were removed and restored and sales began in
7 2006. Since that time, we have enjoyed this
8 tight-knit community on our private lane.

9 This was an award-winning project, awarded a
10 Monte Cristo City Award in 2007 along with a SHPO
11 award for special achievement by the State of
12 Washington.

13 Our concerns are: The master plan shows a
14 park located at 13th Street with an arrow pointing
15 into to our community. Yes, this is an existing
16 30-foot right-of-way, but it is bounded to the north
17 and south by our private tracts and a shallow wetland
18 to the west. The wetland is bordered to the north and
19 south by property owned by The Boys' Club. We have
20 landscaped and maintained this right-of-way property
21 for 17 years. We see no reason to introduce people
22 into this isolated area and, in turn, no need for our
23 community to access the parklet.

24 Another concern is storm drainage. As
25 proposed, it does have us concerned. Under this

1 proposal for downspouts -- under this proposal, excuse
2 me, the downspouts would be directed to a swale for
3 infiltration directly adjacent to an 8-foot rockery.
4 This is unacceptable and potentially impactful to four
5 homes. To direct the stormwater to the existing
6 wetland, if that was available to you, where it does
7 not go now, a storm system would need to be
8 constructed through the landscaped areas that have
9 mature apple trees that the HOA has maintained for
10 17 years. We are concerned about how this would be
11 mitigated.

12 Finally, the first three homes on the east
13 side of Donovan Lane south of 12th Street have enjoyed
14 the open space directly due east for 17 years. Would
15 it not be more appropriate to relocate the parklet at
16 13th to this corner or even create a new one? A
17 parklet here would also serve the children and parents
18 at Hawthorne Elementary School.

19 We want to thank you for this opportunity to
20 comment and wish you well on a successful development,
21 the HOA board.

22 MS. TOOMEY: Thank you, Stephen.

23 And, again, if you have additional comments
24 that you want to submit, you can do that by mail,
25 e-mail, or through the public portal link.

1 MR. HAGER: I plan on submitting this,
2 if that's okay.

3 MS. TOOMEY: Absolutely. Thank you so
4 much.

5 MR. HAGER: Thank you.

6 MS. TOOMEY: Okay. So Stephen was the
7 only person that we had preregistered, but we are
8 going to -- we're going to answer -- we got one more
9 question that came in. Jennifer, I'm hoping someone
10 from the City could maybe answer this question about
11 outreach or someone from the team can answer the
12 question about outreach.

13 And then I'll take an open call of raise of
14 hands if anyone else would like to give a formal
15 comment tonight.

16 So we did have a comment just about parking
17 and the request to allow more parking than the
18 required parking spaces. That's the type of comment
19 that you can definitely submit for the EIS, so we
20 encourage you -- if there's things like that that you
21 think need to be studied and need to be included,
22 submit that as a comment to the team as part of this
23 scoping process.

24 So then we have another question that it was
25 asked at previous and I'm guessing at outreach

1 meetings that it was asked whether or not residents
2 would accept high-rise buildings to allow more outdoor
3 space, and the recollection is that the answer was no;
4 is that correct?

5 MS. GREGERSON: I attended the last
6 community outreach meeting that the housing authority
7 held maybe like a month ago. I did not attend the
8 series of meetings that happened kind of through the
9 design process in the last couple years.

10 And it is true that I think there are some
11 mixed opinions and some questions about the heights
12 and how they fit into the community. That will be
13 kind of part of the analysis as those trade-offs, so
14 do those public benefits that Lesley talked about make
15 sense as a benefit to the city and the community
16 versus those increased heights and kind of the
17 potential for impacts from that.

18 And I've definitely heard that that's
19 something that there's a desire for us to take a close
20 look at, along with the parking. Colleen made a good
21 point that it would be great to -- you can just e-mail
22 that in to me. We'll put my e-mail on the screen in a
23 little bit, I know, and so we can get that as part of,
24 you know, one of the important topics to assess.

25 We definitely heard about the parking needs at

1 that last community meeting, so I know that that --
2 you know, having care providers visit residents at
3 Bakerview and then just sort of I think broadly in the
4 neighborhood.

5 So, yeah, at this point, to sort of like we've
6 got it on the list. We know that there are concerns
7 about it, and that will be something that we assess
8 through this environmental impact process.

9 MS. TOOMEY: Thank you, Jennifer.

10 So at this time, if we don't have any more
11 questions, we would like to give you a chance to -- so
12 one more question has come in. How many stories are
13 being considered?

14 MS. GREGERSON: I think there will be
15 probably a range that will be looked at, and Michelle
16 spoke to this. But there will be a couple different
17 versions, so one will be just what's allowed already
18 that they could build without kind of -- just with the
19 zoning that exists today, so that's the four stories
20 limit.

21 The outside edge of the proposal is I think
22 10 stories is probably what's sort of like under
23 consideration, and then there might be buildings that
24 are shorter than that but still higher than four. So
25 there could be five- to seven-story buildings that

1 might be studied as part of the project.

2 And, Lesley, if I got any of that wrong, you
3 are welcome to add.

4 MS. BAIN: Yes. You're absolutely
5 correct. There will be a variety of heights looked
6 at, and not necessarily all the buildings will be the
7 same height. Some of them conceivably could go up to
8 12 stories, but there will be a variety of things,
9 including what you can do as of right. And those
10 things will be illustrated so I think it will be a
11 little bit easier to kind of understand what it might
12 look like so you can think about it more carefully.

13 MS. TOOMEY: Thank you. Okay. We'll
14 give a moment for maybe one last question, and then
15 we'll just open for additional formal comment.

16 Okay. So if anyone else in attendance would
17 like to give a formal comment for the record tonight,
18 there is -- yes, small group here tonight. We have
19 about 15 people in attendance, and, again, we are just
20 following all the same processes for meetings and
21 submissions of records.

22 If you have additional questions, you're
23 welcome to reach out to Jennifer. Her e-mail will be
24 provided on the slide when we conclude. If you would
25 like to give a formal comment verbally tonight, that's

1 really our emphasis, is that opportunity to do so
2 tonight. What you can do right now is use the raise
3 hand button that's here at the bottom of your Zoom
4 screen, a little hand that says raise hand. If you
5 click on that, that's going to show me that you would
6 like to give comment, and so I'll call on you and
7 we'll kind of have you state your name and start the
8 clock for you.

9 Okay. Last chance, if you would like to give
10 a comment.

11 Okay. Well, seeing that no hands are raised,
12 we're just going to move to the next slide and wrap
13 things up, and we can actually bump one more slide.

14 So thank you so much for coming and hearing
15 the project team, asking questions. Again, if you
16 want to submit more formal comment, there's a couple
17 of other ways you can do that by February 22 at
18 5:00 p.m. Additional questions, you can send to
19 Jennifer as well, but please note whether you're just
20 mailing in a question or e-mailing in a question or if
21 you're submitting formal comment for the record so
22 that we can document this.

23 And, again, there are a lot of ways that
24 you'll be able to participate as we continue through
25 this process. So, yes, as I mentioned, we have about

1 15 people total here tonight with some team members,
2 community members. This is kind of one of the many
3 outreach efforts that have been done. There's been a
4 lot of large community meetings, and we've gotten a
5 lot of comments coming in by mail and e-mail through
6 the SEPA process.

7 Okay. Well, with that, we're going to
8 conclude, but we'll leave this slide up for another
9 minute or so if you want to write any information
10 down. We encourage you to continue to visit the
11 project website, make sure you're signed up for
12 e-mails to stay in touch as work continues.

13 Thank you so much.

14 (The proceedings concluded at
15 7:09 p.m.)

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C E R T I F I C A T E

STATE OF WASHINGTON

COUNTY OF KING

I, Nancy M. Kottenstette, a Certified
Shorthand Reporter in and for the State of Washington,
do hereby certify that the foregoing transcript of the
proceedings on February 16, 2023, is true and accurate
to the best of my knowledge, skill, and ability.

IN WITNESS WHEREOF, I have hereunto set my
hand and seal this 22nd day of February, 2023.

Nancy M. Kottenstette



Nancy M. Kottenstette, RPR, CCR 3377